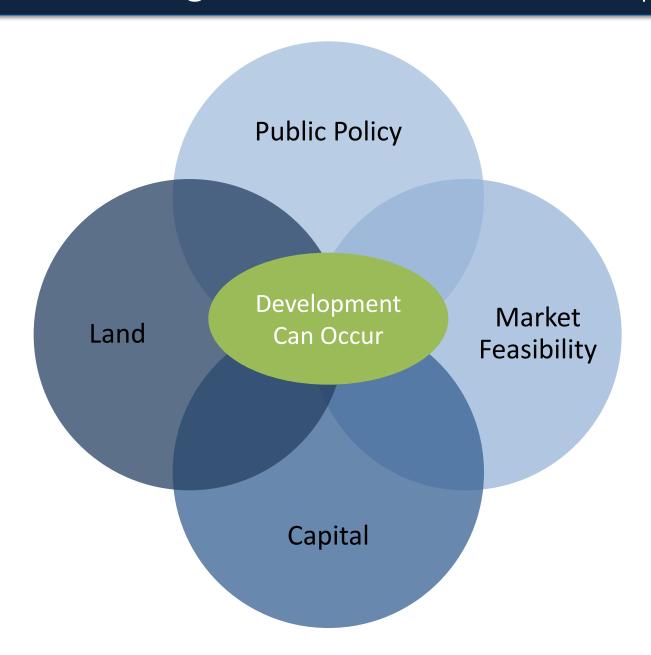
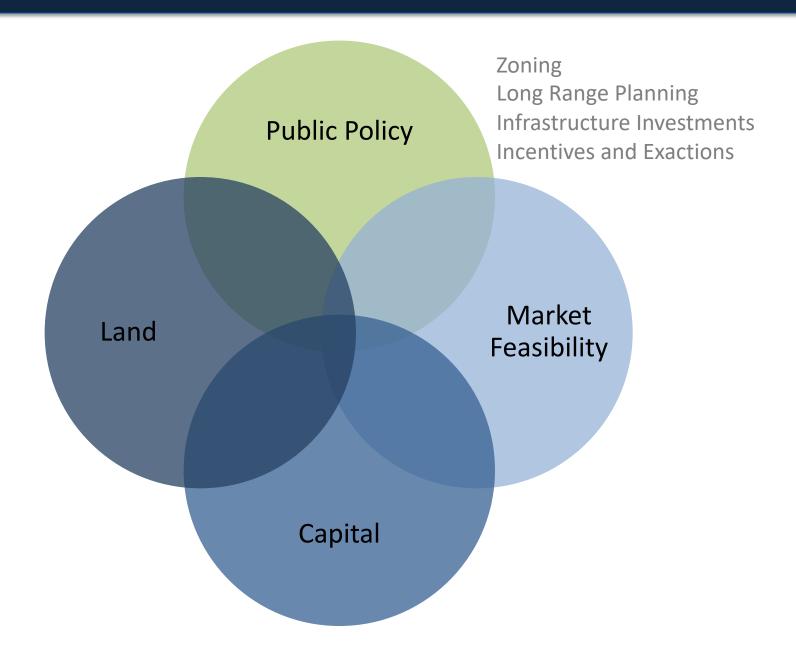
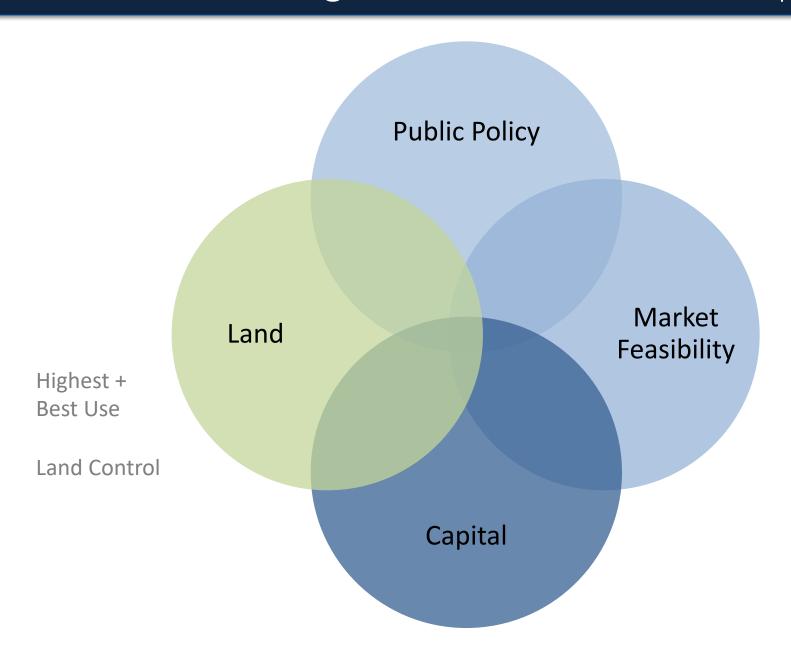
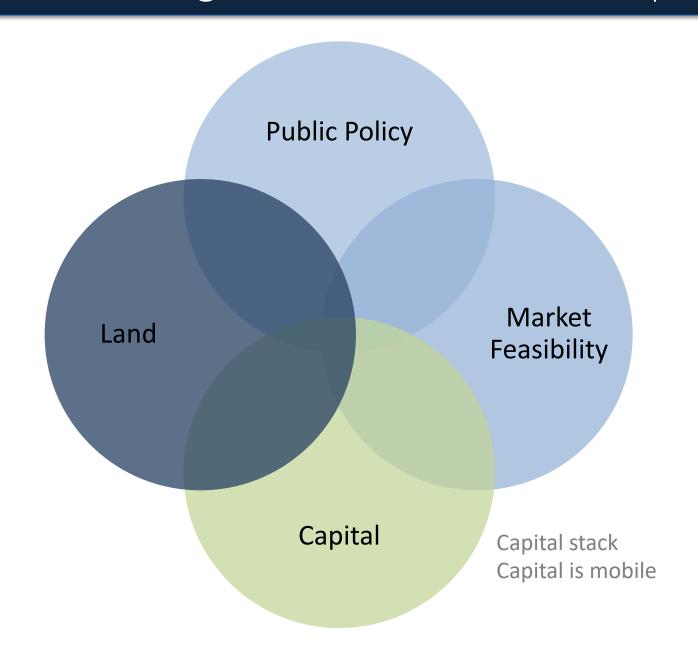
The Economics of Development & Local Policy "Levers"

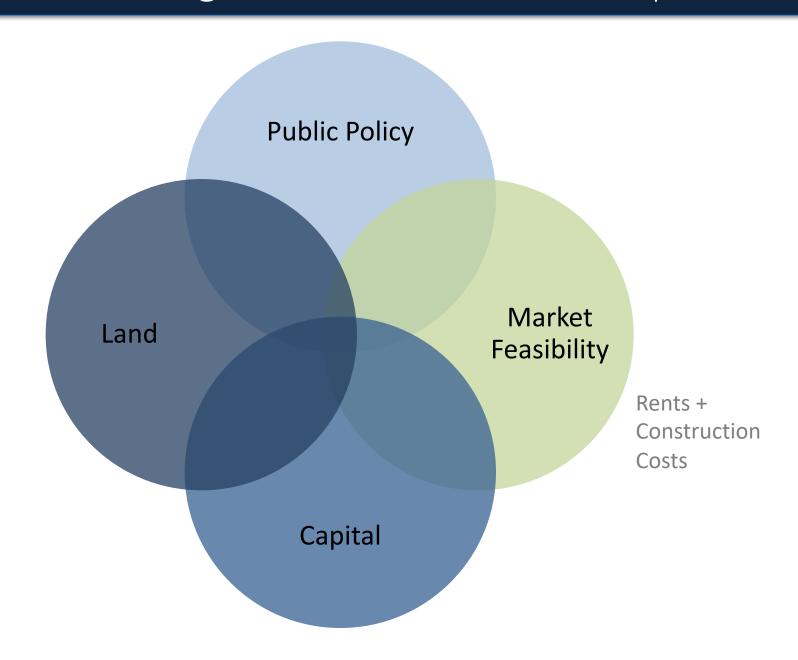












Project Operating Revenues



Returns Net Cash Flow

How Governments Influence Development

Funding & Incentives

Loans

Grants

Property taxes / Tax abatements

Land write downs

Regulations

Zoning

Parking + infrastructure requirements

Permit & impact fees

Permitting timeline

Requirements for contracting

Planning

Land supply

Amenities

Infrastructure

Transit/parking availability

The Development Timeline

Site Selection + Project Design + Permitting Financing Construction Operations

Policy Levers and Incentives

Site Selection + Land Control Project Design + Permitting

Financing

Construction

Operations

Acquisition /
site control
Zoning
Placemaking
Growth
management

Built form
(design/
density)
Permitting
timeline
Permitting fees
SDC fees
Design costs

Grants Loans Parking Cost
Infrastructure
cost
Required
materials
Contracting
Certifications
Inspections

Yield/rentable area
Tax
abatements
Reporting requirements
Rent subsidies
Tenant protections

Policy Levers and Incentives

Site Selection + Land Control Project Design + Permitting

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